

172.0

0002

0005.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

681,000 / 681,000

USE VALUE:

681,000 / 681,000

ASSESSED:

681,000 / 681,000



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		PECK AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GRADY JOSHUA & NICOLE	
Owner 2:	
Owner 3:	

Street 1: 10 PECK AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: CHOTA TOM &amp; -

Owner 2: CHOTA ROSEMARY YOUNG -

Street 1: 10 PECK AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 3,850 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Full Bath, 1 1/2 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3850		Sq. Ft.	Site		0	70.	1.39	6									374,850						374,900	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		3850.000	306,100		374,900	681,000			113727
							GIS Ref		
							GIS Ref		
							Insp Date		
							10/27/08		

## PREVIOUS ASSESSMENT

Parcel ID								
172.0-0002-0005.A								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	306,100	0	3,850.	374,800	680,900	680,900
2019	101	FV	255,400	0	3,850.	369,500	624,900	624,900
2018	101	FV	255,400	0	3,850.	283,800	539,200	539,200
2017	101	FV	255,400	0	3,850.	267,700	523,100	523,100
2016	101	FV	229,400	0	3,850.	246,300	475,700	475,700
2015	101	FV	184,100	0	3,850.	230,300	414,400	414,400
2014	101	FV	184,100	0	3,850.	212,100	396,200	396,200
2013	101	FV	182,200	0	3,850.	212,100	394,300	394,300

## SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
CHOTA TOM &	1492-19	6/27/2016	636,000
TENNIS RICHARD	1419-141	7/19/2012	461,000
TENNIS RICHARD	1318-36	4/11/2006	10
	658-190	1/1/1901	No
		Family	No
			N
			Maureen Tennis dod 7/13/08

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2017	1246	New Wind	2,450	C				
2/18/2014	120	Manual	16,000	C				
1/9/2013	30	Redo Bat	11,000	C				
11/21/2012	1539	Redo Bat	11,000	C				
3/17/2011	165	Manual	774				INSULATION	

## ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2017	SQ Returned	EMK	Ellen K
7/14/2015	Permit Insp	PC	PHIL C
3/13/2014	Info Fm Prmt	EMK	Ellen K
5/16/2013	Info Fm Prmt	EMK	Ellen K
4/12/2013	Info Fm Prmt	MM	Mary M
10/27/2008	Meas/Inspect	345	PATRIOT
11/10/2000	Hearing N/C	189	PATRIOT
1/27/2000	Inspected	276	PATRIOT
12/8/1999	Measured	256	PATRIOT
Sign:	VERIFICATION OF VISIT NOT DATA		

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 5	- Cape			Full Bath: 1	Rating: Very Good																
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good																
Foundation: 1	- Concrete			A 3QBth:	Rating:																
Frame: 1	- Wood			1/2 Bath: 1	Rating:																
Prime Wall: 1	- Wood Shingle			A HBth: 1	Rating:																
Sec Wall: 1				OthrFix: 1	Rating:																
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																	
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good																
Color: TAN				A Kits: 1	Rating:																
View / Desir:				Fppl: 2	Rating: Average																
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:																
Grade: C	- Average			<b>CONDOS INFORMATION</b>																	
Year Blt: 1961	Eff Yr Blt:			Location:																	
Alt LUC:				Total Units:																	
Jurisdct: G14				Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>						<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10.0%							No Unit	RMS	BRS	FL						
Prim Int Wall: 2	- Plaster			Functional:								1	7	3							
Sec Int Wall: 1				Economic:																	
Partition: T	- Typical			Special:																	
Prim Floors: 3	- Hardwood			Override:																	
Sec Floors: 5	- Lino/Vinyl			Total: 10.8%																	
Bsmnt Flr: 4	- Carpet			<b>CALC SUMMARY</b>						<b>COMPARABLE SALES</b>											
Subfloor:				Basic \$ / SQ: 105.00								Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:				Size Adj.: 1.35000002																	
Electric: 3	- Typical			Const Adj.: 1.00550008																	
Insulation: 2	- Typical			Adj \$ / SQ: 142.530																	
Int vs Ext: S				Other Features: 95500																	
Heat Fuel: 2	- Gas			Grade Factor: 1.00																	
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100				LUC Factor: 1.00																	
Solar HW: NO				Adj Total: 343180																	
% Com Wall				Depreciation: 37063																	
				Depreciated Total: 306117																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 172.0-0002-0005.A																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
2	Frame Shed	D	Y	18X8	A	AV	1990		0.00	T	23.2	101									
More: N	Total Yard Items:			Total Special Features:					Total:												